

This instrument was prepared by:

Conwill & Justice

P.O. Box 1144, Columbiana, AL 35051

Grantee Address:

Ronnie Morton

4922 Stonehenge Rd

Birmingham, AL 35244

LIMITED LIABILITY COMPANY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-five Thousand and no/100 Dollars, (\$55,000.00), to the undersigned Grantor, M & R Properties, L.L.C., (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Ronnie Morton (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in Shelby County, Alabama:

A parcel of land located in the SW 1/4 - SE 1/4 and the E 1/2 of the SW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SW corner of the NW 1/4 of the SE 1/4 of said Section 15; thence N 10 degrees, 06 minutes, 23 seconds west a distance of 256.55 (meas), 257.2 (map) to a point lying on the southerly R.O.W. line of Elm Street (50' R.O.W.), said point also being the NE corner of Lot 4, Mullins Eastside Addition to Helena, as recorded in Map Book 4, Page 25 in the Office of the Judge of Probate, Shelby County, Alabama; thence S 82 degrees, 16 minutes, 05 seconds west along said R.O.W. line a distance of 275.35 (meas), 283.0 (map) to the NW corner of Lot 3, of said Mullins Eastside Addition to Helena; thence S 13 degrees, 46 minutes, 18 seconds E along the west boundary line of said Lot 3 a distance of 158.81 (meas) 158.76 (deed), thence S 6 degrees, 26 minutes, 40 seconds E a distance of 312.51 (meas) 312.30 (deed); thence N 82 degrees, 41 minutes, 45 seconds E a distance of 354.50 (deed), thence N 27 degrees, 34 minutes, 36 seconds W a distance of 230.35 (meas), 230.29 (deed) to the point of beginning.

Subject to:

1. Right-of-way granted to Alabama Power Company recorded in Volume 183, Page 472, in the Probate Office of Shelby County, Alabama.
2. Right-of-way granted to Telephone Line Easement recorded in Real Volume 192, Page 90, in the Probate Office of Shelby County, Alabama.
3. Plantation Pipe line as shown on survey by Robert O. Blair, dated September 11, 1997.

Less and except any part of subject property lying within any road right-of-way.

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SHELBY COUNTY JUDGE OF PROBATE
002 NCD 12.00

WESC/ Davis Plaz

Inst # 1998-29320

\$55,000.00 of the purchase price was paid by note and mortgage executed simultaneously herewith.

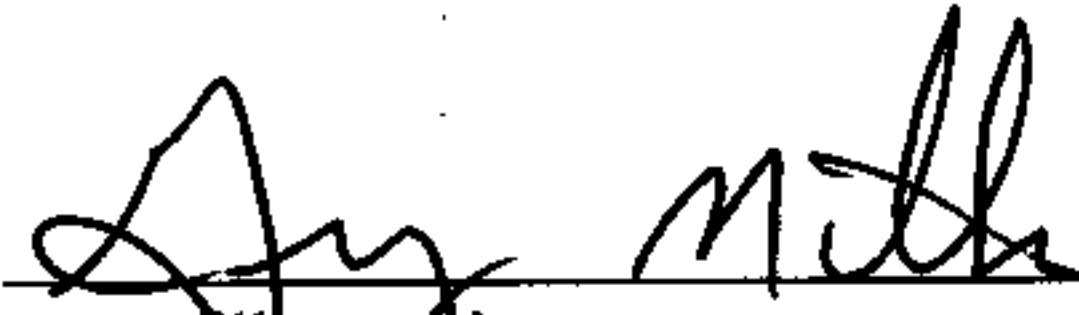
TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its managing member, Greg Miller, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of July, 1998.

ATTEST:

M & R Properties, L.L.C.

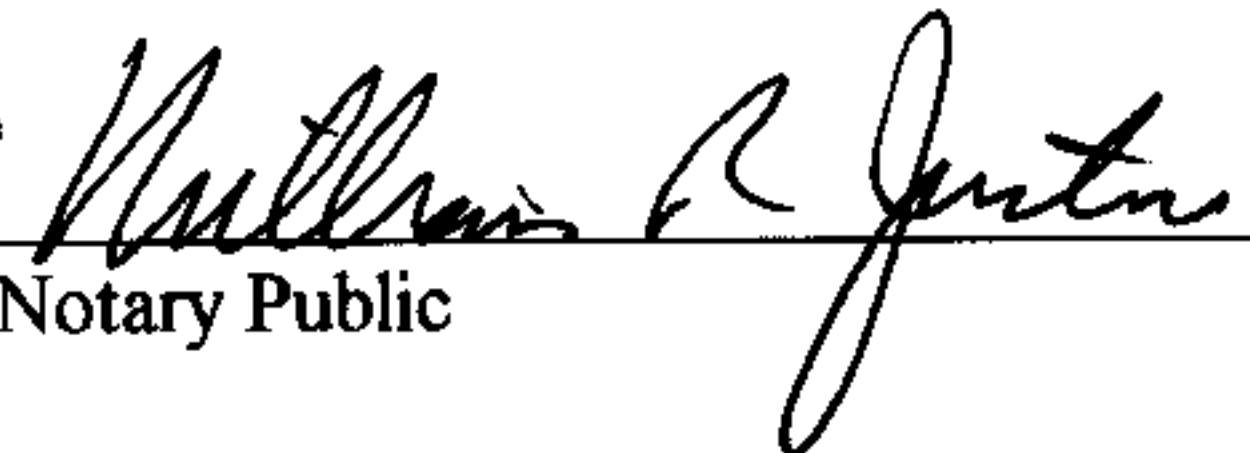
by 
Greg Miller, as its
managing member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Greg Miller, whose name as managing member of M & R Properties, L.L.C., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 31st day of July, 1998.




Notary Public

Inst # 1998-29320

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